

Summary of Waiawa

In summary of the data, Bishop Estate that it needs to develop the land in order to maintain the operation of the Kamehameha Schools. However, M. Takabuki has stated that their primary source of income for the future is really from the Kakaako, Waikiki Sheraton and Kahoolawe. Bishop Estate itself isn't authorized to develop. So in 1962, development rights were initially given to Amfac and Joe Pao. Transfer of the development rights has presently brought Amfac and Lear Seigler into a joint venture of the urbanization of Waiawa Ridge.

Points that would support rezoning Waiawa to urban:

- (1) According to Economics Research Associates, Waiawa is the path of urbanized growth (actually the center of where growth is heading).
- (2) Shortage of housing- According to ERA there is a critical shortage of housing under \$30,000 and that they will be able to produce homes to meet this market demand through townhouses.
- (3) ERA claims that there is a lack of urban lands.
- (4) Agriculture will not be greatly affected due to their incremental development and their plan to maintain an "economic agricultural operation".

Bishop Estate

- (1) Also sees need for more housing, especially low cost housing (gap-group housing). They contend that the only way they could meet this need is to keep land development cost at a minimum and that this can only be done on relatively level land (20% slope or less). Waiawa meets these requirements and has all the necessary facilities such as water, sewage, etc.

Lear Seigler, Inc.

(1) To meet the housing need, Lear Seigler, Inc. claims that 20% of the homes would be dedicated for subsidized FHA programs.

(2) To curb speculation he proposed the buy-back clause which would limit speculators from reaping profits within a 10 year period.

None of these people feel that the effect of the development on agriculture, the natural resource base, and public service cost is the direct responsibility of the developer.

Points opposing the rezoning of Waiawa Ridge:

Robert Way, Planning Director

(1) Doesn't feel housing needs necessitates further urban lands. There are sufficient lands classified as urban there is no immediate need for more. *

(2) The Department of Transportation and the Land Study Bureau both feel that before rezoning such a major piece of land, careful study should be made to insure that insurmountable problems would not be created in transportation and water supply.

(3) Sugar production is Dropping according to Eokbo, Dean, Austin & Williams

*The second campus site was offered in order to establish a need.

(4) The DPED in their Central Oahu Planning Study sees unnecessary, if not unwanted, public service cost in the proposed developments in Central Oahu including Waiawa.

Conclusion

In applying for the rezoning of Waiawa Ridge in Central Oahu, the Bishop Estate and Amfac-Trousdale have used as their basic argument the need for low cost housing on this island. They maintain that the ease of developing the land and the accessibility of public facilities coupled with the lower production cost of factory-built homes will allow them to meet the needs of low cost housing. Yet only 20% of the development will be dedicated to FHA subsidized homes.

Contrary to the beliefs of Bishop Estate, the effects of the withdrawal of agricultural land on production, the economy and water supply have far reaching effects. Indeed, sugar production is already declining.

The impact in terms of public service cost, as seen by Bishop Estate, is the responsibility of government per se. In view of the astronomical costs projected for the proposed development in Central Oahu, as calculated in DPED's study, it seems obvious that the responsibility of government dictates that the rezoning of these lands would be an extremely irresponsible act. ~~However it may be that the 20%~~